

Date: June 23, 2015

To: The Honorable Mayor and City Council Members

From: Tanya Wilson-Séjour, AICP, Community Planning and Development Manager

Re: Amendment to Article 4, Division 3 ("Non-Residential Districts"), Section 4-302 ("Uses Permitted"), and to Article 7, Section 7-101 ("Definitions")

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING CHAPTER 29 OF THE NORTH MIAMI CODE OF ORDINANCES ENTITLED "LAND DEVELOPMENT REGULATIONS", BY AMENDING ARTICLE 4, UNDER DIVISION 3 ENTITLED "NON-RESIDENTIAL DISTRICTS," SPECIFICALLY AT SECTION 4-302 ENTITLED "USES PERMITTED", TO ESTABLISH "RETAIL SHOWROOM, AUTOMOBILES" AS A SPECIAL EXCEPTION USE IN THE C-2BW DISTRICT, TO FOSTER ECONOMIC GROWTH IN THE CITY, AND AMENDING ARTICLE 7, AT SECTION 7-101 ENTITLED "DEFINITIONS", TO PROVIDE FOR A DEFINITION OF "RETAIL SHOWROOM, AUTOMOBILE," AS WELL AS ESTABLISHING CLEAR REGULATIONS FOR SAID USE, CONSISTENT WITH THE INTENT OF THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND FOR AN EFFECTIVE DATE.

RECOMMENDATION

That the Mayor and City Council pass and adopt the proposed ordinance to amend Chapter 29 of the North Miami Code of Ordinances entitled "Land Development Regulations" (LDRs) by amending (1) Article 4, Division 3 ("Non-Residential Districts"), specifically at Section 4-302 ("Uses Permitted") to establish "Retail Showroom, Automobiles" as a Special Exception Use in the C-2BW district; and (2) Article 7, specifically at Section 7-101 ("Definitions"), to provide for a definition of "Retail Showroom, Automobiles."

PLANNING COMMISSION RECOMMENDATION

At its meeting on May 5, 2015, the Planning Commission (attended by Commissioners James, Ernst, Each, Jeanty, Boule and Prevatel) reviewed and discussed the proposed ordinance approving a text amendment to Article 4, Division 3 of the City's "Land Development Regulations" (LDRs), specifically at Section 4-302 to establish "Retail Showroom, Automobiles" as a Special Exception Use in the C-2BW district; further amending Article 7, specifically at Section 7-101 to provide a definition for the proposed "Retail Showroom, Automobiles" special exception use. Following staff's presentation and a lengthy public hearing,

the Planning Commission also engaged in a long and productive discussion regarding the proposed text amendment, taking into consideration the contrasting viewpoints made by the residents in favor of or against the amendment. Commissioner Prevatel made the recommendation that a restrictive covenant be included as a proviso prohibiting outdoor storage of not just vehicles, but also any vehicle-related items. Commissioner Each recommended the inclusion of language in the covenant pertaining to the location and timing of deliveries as part of the restrictive covenant. Given the concerns of the residents regarding test driving in the neighborhood, the applicant voluntarily proffered that no vehicular test drives will be conducted along the streets of the Keystone and Sans Souci communities, to the relief of the residents who had objected to the petition out of said concerns. Motion to recommend approval of the ordinance with the amended restrictive covenant was made by Commissioner Each and seconded by Commissioner Boule. The item passed 6-0.

BACKGROUND

The applicant, BRAC Holdings, Inc., is under contract to acquire the building formally known as the Wells Fargo Bank located at 12550 Biscayne Boulevard to purchase the ground floor and portion of the enclosed garage of said building to establish a new flagship automobile showroom for Volvo of North Miami. According to the City's adopted Zoning map, the subject property is zoned C-2BW, Commercial District. This zoning district currently allows car boutiques, which entail the sale of principally new automobiles involving the outdoor display of a maximum of twenty (20) automobiles, of which no more than thirty (30) percent shall be pre-owned under the category of *Retail, Sales and Services*. Not permitted in the C-2BW zoning district, however, are auto dealerships, which fall under the category of *Vehicles Sales/Displays* and which "involve the display and/or sale of principally new automobiles, small trucks and vans and other small vehicular or transport mechanisms and including vehicle service."

As per the applicant's letter of intent, Volvo USA has approved this North Miami location to serve as a flagship concept for the re-launch for the Volvo Brand for Florida. The *retail automobile showroom* contemplated for the site is to be operated entirely indoor, occupying the existing ground floor and enclosed parking garage of the former Wells Fargo Bank building and will have no outdoor display of vehicles. As proposed, the retail automobile showroom does not meet the above-noted definition of car boutique, as it is greater in scope and allows on-site minor vehicle service. In essence, it is also different from the automotive use described under *Vehicles Sales/Displays*, as the proposed use will be confined entirely within an enclosed building. As such, the proposed *retail automobile showroom* does not exist as a use category under the LDRs. It is rather a new business, a novelty, a completely indoor automobile showroom use, which has been successfully permitted in dense urban centers such as New York City where land prices are high and even in new urbanist communities such as Coral Gables to promote integration of commercial uses and reduce sprawling development patterns. The purpose of this text

amendment application is therefore two-fold. First, the request seeks to expand the Uses Permitted chart of Article 4, Division 3, Section 4-302 of the LDRs to establish *Retail Showroom, Automobiles* as a new special exception use in the C-2BW district. Second, the request attempts to provide a clear definition of the proposed new use, which is to be added to the glossary of terms found in Article 7, Section 7-101 of the LDRs and which shall read as follows:

Retail Showroom, Automobiles means a use, the principal use or purpose of which shall be the marketing and display of new automobiles, whether by sale, lease, or other commercial or financial means to the consumer from within an enclosed building and attendant parking structures; said use, which shall be operated on a site of at least one (1) acre, may include, among other secondary supporting uses, an inventory of vehicles for sale or lease, and on-site facilities for the minor vehicle service of automobiles previously sold, or leased of the same brand or manufacturer licensed to the retail showroom owner, provided that the sale of automobiles previously sold, or leased by the retail automobile showroom shall be subordinate to the principal use, and that no more than forty-nine percent (49) percent of the total inventory shall be pre-owned/preleased. Furthermore, no more than fifteen (15) percent of the gross building area (GBA) assigned to the retail automobile showroom business shall be devoted to minor vehicle service.

ANALYSIS

Article 3, Section 3-1004 of the City's Land Development Regulations (LDRs) requires that all text amendments to the LDRs must meet the following minimum criteria.

1. Promotes the public health, safety and welfare;

The proposed text amendment to include Retail Showroom, Automobiles as a special exception use in the C-2BW commercial district is in keeping with the spirit and intent of the City's Comprehensive Plan which encourages "the creation of land use designations and zoning regulations that encourage the retention, attraction and expansion of business and industry". If approved, the proposed amendment would optimize the use of the subject location, which could serve as a catalyst for future growth and redevelopment along the west side of the Biscayne Boulevard corridor, thereby opening up additional business options for property owners within the C-2BW district. Staff also believes that the proposed amendment will lead to an increase in property values and thereby the City's tax base, which could further promote the public health, safety and welfare of the City's residents.

- 2. Does not permit uses the Comprehensive Land Use Plan prohibits in the area affected by the zoning map change or text amendment;**

The proposed text amendment will allow Retail Showroom, Automobiles as a special exception use in the C-2BW commercial district. The area zoned C-2BW on the City's adopted 2010 Zoning Map is generally located on the west side of Biscayne Boulevard between NE 121st Street and NE 135th Street, and has an underlying future land use map designation of Commercial/Office on the City's adopted Future Land Use Map (FLUM). In accordance with Policy 1.13.3 of Objective 1.13 of the Future Land Use Element (FLUE) of the City's Comprehensive Plan, this land use category is intended primarily to provide land area for business, office, retail, service and other commercial enterprises. As such, the proposed retail automobile showroom use will be consistent with the underlying Commercial/Office Land Use designation of the subject property.

- 3. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property;**

Policy 1.1.1 of the City's Comprehensive Plan (Future Land Use Element) establishes maximum densities and intensities in each land use category which restricts proposed developments throughout the City to certain minimum development standards. Also Section 4-303 of the LDRs provides maximum density and intensity standards for proposed developments in all non-residential zoning districts. For instance, developments permitted in the C-2BW district are subject to the following standards: maximum lot coverage of 80% with a maximum height of 55 ft. As such, all future retail automobile showrooms permitted by the proposed text amendment will have to comply with the maximum densities and intensities permitted in the City's Comprehensive Plan and Section 4-303 of the LDRs.

- 4. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Land Use Plan;**

On behalf of the applicant, David Plummer & Associates conducted a traffic assessment in order to determine the vehicle trips generated by the existing bank use compared to the proposed retail automobile showroom use. The study reveals that the latter use will generate 72 less trips during the morning peak hour and 152 less trips during the afternoon peak hour, for a total of 224 less Peak Hour trips and an overall daily total of 811 less vehicle trips than the existing bank use. More specifically, the proposed retail

automobile showroom will generate 13 new AM Peak Hour trips and 18 new PM Peak Hour trips. Using the findings of this traffic study conducted for the subject site, it is safe to assume that the low levels of AM and PM Peak Hour trips that any retail automobile showroom use will generate, will have a de minimis impact on the Biscayne Boulevard corridor and adjacent City roadways. Should it be determined at DRC review that any proposed such use may potentially cause adverse impacts on the City's current or future infrastructure, the developer would be required to mitigate these impacts that exceed the established level of service for a given public facility.

5. Does not directly conflict with any goal, objective or policy of the Comprehensive Land Use Plan; and

The proposed text amendment is consistent with the goals, policies and objectives of the City's Comprehensive Plan, specifically, Policy 9.4.6 of the Economic Element, which requires the establishment of land use and zoning regulations that encourage the retention, attraction and expansion of businesses. It is also in keeping with Goal 9, which requires that the City creates an environment that will enhance the economic prosperity of local businesses and attract new business while improving the quality of life for all of its citizens.

6. The proposed amendment furthers the orderly development of the City of North Miami.

The proposed amendment will establish retail automobile showroom as a special exception use in the C-2BW district of the City, subject to the limitations as may be deemed necessary by the BOA and as further imposed during DRC site plan approval to mitigate any unintended impacts. As such, this amendment will not only further the orderly development of the City's C-2BW commercial district, but also provide an additional boost to the economic engine of this district and the City as a whole, as commercial real estate continues to experience mixed performance despite the declining vacancy rates.

CONCLUSION

Based on the foregoing, staff believes that the proposed text amendment is consistent with the zoning guidelines in the City's LDRs and conforms to the future land use goals, objectives and policies identified in the City's adopted Comprehensive Plan. Therefore, staff requests that the Mayor and City Council pass and adopt the attached ordinance approving the text amendment to Article 4, Division 3 of the City's "Land Development Regulations" (LDRs), specifically at Section 4-302 to establish "Retail Showroom, Automobiles" as a Special Exception Use in

the C-2BW district; and to Article 7, specifically at Section 7-101 to provide for a definition of the proposed "Retail Showroom, Automobiles" special exception use. While staff supports the text amendment as requested, staff further proposes that, in order to ensure orderly growth and quality of design, facilitate economic growth and job creation, enhance city public realms, and protect the safety and welfare of City residents, all *Retail Showroom, Automobiles* uses in the C-2BW zoning district shall be reviewed for compliance with the development standards listed below, which shall be supplemental to other review standards set forth in the LDRs. These development standards, which the applicant who filed this request has also agreed to satisfy, are as follows:

- 1) Special Exception Use Approval: *The use shall be established through a special exception use approved by the Board of Adjustment (BOA) at a public hearing and shall be subject to all the limitations as may be deemed necessary to protect the public health, safety and welfare of the residents;*
- 2) Development Review Committee Site Plan Approval: *That, upon the approval of the special exception use, a site plan shall be submitted to the Development Review Committee (DRC) for final concurrency determination and to further promote orderly growth and aesthetic quality in the C-2BW zoning district;*
- 3) Transparency: *Street-facing facades fronting Biscayne Boulevard shall have transparent glazing that provides views into display and sales areas. Transparent windows or doors shall be provided for at least 75 percent of the building wall area located between two and a one-half (2.5) and seven (7) feet above the level of the sidewalk. No wall may run in a continuous horizontal plane for more than 25 feet without an opening;*
- 4) Landscaping: *Lush landscaping shall be provided throughout the site of any proposed retail automobile showroom to the best extent physically possible, subject to the requirements of Chapter 20 and Chapter 29, Division 12 of the North Miami Code of Ordinances, as well as Chapter 18-A of the Miami-Dade County Code of Ordinances. Additionally, code-required landscaped screening shall be provided along the perimeter of the site in order to buffer any unintended impacts;*
- 5) Sidewalks and Swale Improvements: *Pursuant to Section 17-50 of the City's Code of Ordinances, sidewalks shall be constructed along the frontage of the proposed site on any public street; said sidewalk to meet at least six (6) feet or ten (10) feet, depending on whether it is a local street or a major corridor, as per Article 5, Division 8, Sections 5-803-804 of the LDRs. In addition, all swales abutting the subject site shall be improved with adequate landscaping and aesthetically pleasing streetscape;*
- 6) Outdoor Storage Prohibited: *No outdoor storage of vehicles, whether for display or awaiting repair and maintenance, shall be permitted in connection with the retail automobile showroom;*
- 7) Abandoned Vehicles Prohibited: *No abandoned vehicles shall be stored on the premises;*

- 8) *Vehicular Test Drives Restricted:* Vehicular test drives shall be restricted to Biscayne Boulevard and shall not be conducted on residential local traffic streets (50' right-of-way or less), more specifically within the Keystone and Sans Souci residential communities;;
- 9) *Advertisement Prohibited:* Attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) shall be prohibited, except as permitted under point of sale sign regulations;
- 10) *Parking Standards:* Parking shall be provided in accordance with the requirements set forth in Article 5, Division 14 of the LDRs for automotive uses;
- 11) *Parking Location:* All vehicle storage and the bulk of the required parking shall be located in the rear of the building, save for any required customer parking, which shall be located as close to the front entrance as permitted by the site restrictions;
- 12) *Screening of Parking Required:* Parking shall be opaque and concealed within garages, which shall be screened from abutting properties, as allowable by the LDRs. Additionally and consistent with Article 5, Division 14, Section 5-1409 of the LDRs, screening shall use the architectural elements used in the building development and will incorporate at a minimum: architectural screening, awnings, Bahama shutters or similar treatments to assure that the garage is both architecturally pleasing and provides a buffer for light intrusion and allows for privacy of any adjacent or abutting residential properties;
- 13) *Loading and Unloading Restricted:* All loading and unloading shall occur either on the subject site, on the public right-of-way adjacent to the subject site, excluding Biscayne Boulevard, or on a loading zone within 250 feet of the subject site in the event loading and unloading cannot be accommodated on site due to site constraints or on the adjacent streets, subject to DRC approval;
- 14) *Business Hours:* Hours of operation shall be between 6:00 AM to 9:00 PM;
- 15) *Local Hire Preference:* Inasmuch it does not affect federal and state policies in terms of non-discrimination, the applicant shall make a good faith effort to recruit its start-up workforce from the City by coordinating job fairs with the City administration to afford priority to the City residents; and
- 16) *Covenant:* The conditions imposed herein shall be binding through a declaration of use or restrictive covenant, which will be recorded with the Miami-Dade County Clerk of Court.

TWS/nl

- Attachments:
1. Proposed Ordinance
 2. Newspaper Advertisement
 3. Submittal Application
 - a. Letter of Intent
 - b. Project Narrative
 - c. Trip Generation Analysis

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING CHAPTER 29 OF THE NORTH MIAMI CODE OF ORDINANCES ENTITLED "LAND DEVELOPMENT REGULATIONS", BY AMENDING ARTICLE 4, DIVISION 3, ENTITLED "NON-RESIDENTIAL DISTRICTS," SPECIFICALLY AT SECTION 4-302 ENTITLED "USES PERMITTED", TO ESTABLISH "RETAIL SHOWROOM, AUTOMOBILE" AS A SPECIAL EXCEPTION USE IN THE C-2BW ZONING DISTRICT, TO FOSTER ECONOMIC GROWTH, AND AMENDING ARTICLE 7, AT SECTION 7-101 ENTITLED "DEFINITIONS", TO PROVIDE FOR A DEFINITION OF "RETAIL SHOWROOM, AUTOMOBILE," AS WELL AS ESTABLISHING CLEAR REGULATIONS FOR SAID USE, CONSISTENT WITH THE INTENT OF THE NORTH MIAMI COMPREHENSIVE PLAN; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, on April 28, 2009, the Mayor and City Council adopted the City of North Miami ("City") Land Development Regulations under Chapter 29 of the City's Code of Ordinances ("LDRs"); and

WHEREAS, applicable provisions of the LDRs are calculated to protect and regulate commercial use of neighborhoods, as reflected in the various nonresidential zoning districts within the City, consistent with the intent of the City Comprehensive Plan ("Comprehensive Plan"); and

WHEREAS, Policy 9.4.6 of the Comprehensive Plan, further requires that the City "create land use designations and zoning regulations that encourage the retention, attraction and expansion of business and industry"; and

WHEREAS, Article 7 of the LDRs entitled "Definitions," currently includes a definition for the term 'Retail, Sales, and Services' which allows for "a use, the principle use or purpose of which is the sale of primarily new goods, products, materials, or services directly to the consumer, including the sale of principally new automobiles involving the outdoor display of a maximum of twenty (20) automobiles of which no more than thirty (30) percent shall be

pre-owned”, the latter being an ‘auto boutique’ type of use and not including a service component, as is proposed here; and

WHEREAS, BRAC Holdings, Inc. (“Applicant”), who owns and operates a Volvo brand auto dealership (“Dealership”) in the City of Miami Gardens, Florida, desires to relocate the Dealership to the City, at a property zoned C-2BW and situated at 12550 Biscayne Boulevard (“Subject Property”), in order to establish Volvo’s first indoor retail automobile showroom use, with a service component that is not currently established as a use category in the LDRs; and

WHEREAS, the Applicant proposes to amend Section 4-302 and Section 7-101 of the LDRs in order to establish a new special exception use and definition called “*Retail Showroom Automobile*”, dedicated solely to the indoor display of new automobiles for sale/lease, with the ability to service and repair vehicles made by Applicant’s licensed manufacturer, onsite; and

WHEREAS, City administration believes the proposed request is beneficial to facilitate the relocation of a flagship commercial brand to the City and in so doing, will encourage business investment, create new employment and further increase the City’s tax base; and

WHEREAS, the Planning Commission, after a duly noticed public hearing held on May 5, 2015, found the proposed amendments to Section 4-302 and Section 7-101 of the LDRs are consistent with the Comprehensive Plan and promote the orderly commercial development of the City; and

WHEREAS, the Planning Commission recommended approval of the proposed amendments to the Mayor and City Council, pursuant to Section 3-1004 of the LDRs, and subject to the thirteen (13) development standards indicated in staff’s report including a restrictive covenant, to be approved by the City Attorney, limiting the timing and locations of deliveries (i.e., loading and unloading vehicles and other items) on the Subject Property, and test-driving vehicles away from the residential areas in the locality; and

WHEREAS, the Mayor and City Council find the proposed amendments are consistent with the intent of the Comprehensive Plan, furthers the public health, safety and welfare, and thereby, accept the Planning Commission’s recommendation of approval.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, THAT:

Section 1. Amendments to Chapter 29 Code of Ordinances. The Mayor and City Council of the City of North Miami, Florida, hereby amend Chapter 29 of the North Miami Code of Ordinances entitled "Land Development Regulations", by amending Article 4, Division 3, entitled "Non-residential Districts," specifically at Section 4-302 entitled "Uses Permitted", to establish "*Retail Showroom, Automobile*" as a special exception use in the C-2BW Zoning District, to foster economic growth, and amending Article 7, at Section 7-101 entitled "Definitions", to provide for a definition of "Retail Showroom, Automobile," as well as establishing clear regulations for said use consistent with the intent of the North Miami Comprehensive Plan, as follows:

CHAPTER 29. LAND DEVELOPMENT REGULATIONS

* * * * *

ARTICLE 4. - ZONING DISTRICTS

* * * * *

DIVISION 3. NONRESIDENTIAL DISTRICTS

* * * * *

Sec. 4-302. Uses permitted.

The following chart establishes the uses permitted in the non-residential zoning district in the city. No use is permitted which is not listed as permitted on this chart. "P" indicates whether the use is permitted, subject to review and approval in accordance with Article 3 of this Code. "P*" indicates that the use is permitted with administrative site plan review. "SE" indicates that the use is permitted but only through special exception review. No use is permitted unless it complies with the provision of the zoning district in which it is located and the applicable development standard in Article 5 of this Code.

Nonresidential Districts Permitted Uses	C1	C2BE	C2BW	C3	M1
Accessory Uses and Structures	P	P	P	P	P
Adult Businesses					SE
Adult Daycare (stand alone building)	P*	P*	P*	P*	
Animal Boarding	P*	P*	P*		P*
Animal Grooming Establishment	P	P	P	P	
Appliance, Furniture, Electronic Rentals and Repair	P				P

Nonresidential Districts Permitted Uses	C1	C2BE	C2BW	C3	M1
Auto Service Station	SE				SE
Banquet	P*			P*	
Bar, Lounge or Tavern**	P	P	P	P	SE
Boat Repair					P*
Catering Kitchen	P				P
Check Cashing Store					P
Child Care Centers	SE			SE	
Community Facilities	SE	SE	SE		
Consignment Shops	P*	P*	P*	P*	
Convention Center	SE		SE	SE	
Day Spa	P	P	P	P	
Drive Through	SE	SE	SE	SE	
Dry Cleaning Plant					P
Educational Facilities	SE*		SE*	SE*	
Funeral Homes	SE				
Government Uses	P	P	P	P	P
Gun Shops					SE
Hospitals	SE	SE	SE	SE	
Hotel	P*	P*	P*	P*	
Industrial					P
Institutional Uses	P*	P*	P*	P*	
Light Industrial	SE				P
Liquor Package Stores***		SE	SE		
Manufacturing					P
Marinas		P*			
Mechanical Car Washing	SE				P
Medical	P	P	P	P	
Museums				P*	P*
Nightclubs	SE	SE	SE	SE	SE
Nursing and Convalescent Homes	P*		P*		
Office	P	P	P	P	
Outdoor Storage (as main use)					SE
Public Facilities	P	P	P	P	P
Public Park	P	P	P	P	P
Recording and TV/Radio	P	P	P	P	P
Recreation, Indoor	P*	P*	P*	P*	P*
Recreation, Outdoor					SE
Religious Institutions	SE				
Research and Technology Uses	P				P

Nonresidential Districts Permitted Uses	C1	C2BE	C2BW	C3	M1
Restaurants	P	P	P	P	P*
Retail, Sales, Services	P	P	P	P	P
Retail Showroom, Automobile			SE*****		
Schools, Special and Technical	SE	SE		SE	
Self-Service Laundries	SE				
Self Storage	P*****_				P
					P*
Studios (fine arts)					
Temporary Uses	P	P	P	P	P
Tow Truck Yard					P*
Vehicle Sales/Displays	SE				SE
Vehicle Sales/Displays, Major					SE
Vehicle Rental	P*				P*
Vehicle Service, Major					P*
Vehicle Service, Minor	P*				P*
Veterinary Clinics	P*	P*	P*		P*
P = Permitted Use					
P* = Administrative Site Plan Required					
SE = Special Exception					

* If a college/university dormitory was included in a master plan approved by the City prior to the adoption of these LDRs, administrative site plan shall be required.

** Subject to chapter 3 of the city's Code.

*** Prohibited in the arts, culture and design overlay district (AOD) subject to section 4-403E and chapter 3 of the city's Code.

**** Retail and personal service uses larger than one (1) acre in size are prohibited in the industrial district, in an effort to minimize a depletion of the industrial land supply. Retail sales and service uses one (1) acre and less in size should front on major east west corridors including NE 146 Street and NE 151 Street.

***** Retail Showroom, Automobile use requires minimum lot area of one (1) acre. No more than fifteen (15) percent of the gross building area (GBA) assigned to the retail automobile showroom business shall be devoted to minor vehicle service.

*****_ Prohibited in C-1 zoned areas that abuts a single family residential district and on major C-1 commercial corridors such as Dixie Highway, NW 7th Avenue and NW 119th Street.

* * * * *

ARTICLE 7. DEFINITIONS.

Sec. 7-101. Definitions.

* * * * *

Restaurant, fast-food means a restaurant facility with the following characteristics: standardized limited menu; fast food preparation; orientation to take-out or eat-in service; utilization of disposable eating utensils and packaging; no waiter or waitress service at the tables.

Restaurant, open-air means a use characterized by outdoor table service of food and beverages prepared for service in an adjacent or attached main structure for consumption on the premises. This definition does not include an accessory outdoor bar counter, which is considered to be a separate accessory use to an outdoor cafe or a hotel pool deck.

Retail, sales, and service mean a use, the principle use or purpose of which is the sale of primarily new goods, products, materials, or services directly to the consumer from within an enclosed building, including grocery stores, bakeries, hardware stores, antique and collectible stores, dry cleaning drop-off and pick-up station, dry cleaning establishments, pet shops, personal services, indoor recreation, personal instruction, art galleries, and including the sale of alcoholic beverages for off-premises consumption provided that the sale of alcoholic beverages is subordinate to the principal use and the display of alcoholic beverages occupies less than twenty-five (25) percent of the floor area of the use, sale of principally new automobiles involving the outdoor display of a maximum of twenty (20) automobiles of which no more than thirty (30) percent shall be pre-owned, not including street vendors, farmer's markets, consignment shops, automobile services stations, thrift stores, self-service laundries, the on-premise consumption of alcoholic beverages or problematic uses.

Retail Showroom, Automobile means a use, the principal use or purpose of which shall be the marketing and display of new automobiles, whether by sale, lease, or other commercial or financial means to the consumer from within an enclosed building and attendant parking structures; said use, which shall be operated on a site of at least one (1) acre, may include, among other secondary supporting uses, an inventory of vehicles for sale or lease, and on-site facilities for minor servicing of vehicles previously sold, or leased of the same brand or manufacturer licensed to the retail showroom owner, provided that the sale of pre-owned/preleased automobiles by the retail owner, shall be subordinate to the principal use, and that no more than forty-nine (49) percent of the total stock should be pre-owned/preleased. Furthermore, no more than fifteen (15) percent of the gross building area (GBA) assigned to the retail automobile showroom business shall be devoted to minor vehicle service.

Ride matching means the process of identifying interested drivers and interested riders with other drivers and riders of similar interests, employment origins and destinations for purposes of sharing rides by car pooling, van pooling or other.

Ride sharing means the transportation of persons in a motor vehicle where such transportation is incidental to another purpose of the driver. The term shall include ride-sharing arrangements known as car pools, vanpools, and bus pools.

Right-of-way means that portion of land, duly defined, either public or private, designed for the express purpose of transporting persons or vehicles, utilities and transmission lines or canals.

* * * * *

Section 2. **Repeal.** All ordinances or parts of ordinances in conflict or inconsistent are hereby repealed.

Section 3. **Conflicts.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. **Severability.** The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. **Codification.** The provisions of this Ordinance may become and be made a part of the Code of Ordinances of the City of North Miami, Florida. The sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section," "article" or any other appropriate word.

Section 6. **Effective Date.** This Ordinance shall become effective immediately upon adoption on second reading.

PASSED AND ADOPTED by 4-1 vote of the Mayor and City Council on first reading this 9 day of June, 2015.

PASSED AND ADOPTED by _____ vote of the Mayor and City Council on second reading this _____ day of _____, 2015.

DR. SMITH JOSEPH
MAYOR

ATTEST:

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

REGINE M. MONESTIME
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Mayor Dr. Smith Joseph, D.O., Pharm. D.

Vice Mayor Carol Keys, Esq.

Councilman Scott Galvin

Councilman Philippe Bien-Aime

Councilman Alix Desulme

_____ (Yes) _____ (No)

_____ (Yes) _____ (No)

_____ (Yes) _____ (No)

_____ (Yes) _____ (No)

_____ (Yes) _____ (No)

Additions shown by underlining. Deletions shown by ~~overstriking~~.



NOTICE OF PROPOSED ORDINANCE

CITY OF NORTH MIAMI, FLORIDA

NOTICE IS HEREBY GIVEN that the City of North Miami, Florida proposes to adopt the following ordinance:

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING CHAPTER 29 OF THE NORTH MIAMI CODE OF ORDINANCES ENTITLED "LAND DEVELOPMENT REGULATIONS", BY AMENDING ARTICLE 5, UNDER DIVISION 9 ENTITLED "FENCES, WALLS, AND OTHER SIMILAR STRUCTURES", SPECIFICALLY AT SECTION 5-901 ENTITLED "GENERAL STANDARDS FOR RESIDENTIAL AND NONRESIDENTIAL DISTRICTS", AND SECTION 5-902 ENTITLED "MAXIMUM HEIGHT", TO CLEARLY ESTABLISH APPROPRIATE REGULATIONS FOR THE CONSTRUCTION AND USE OF OPAQUE FENCES AND WALLS IN RESIDENTIAL DISTRICTS, AND TO FURTHER TO ORGANIZE AND STREAMLINE THE SPECIFIC SECTIONS FOR GREATER CLARITY AND CONSISTENCY WITH THE INTENT OF THE NORTH MIAMI COMPREHENSIVE PLAN; PROVIDING FOR REPEAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND FOR AN EFFECTIVE DATE.

AND

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING CHAPTER 29 OF THE NORTH MIAMI CODE OF ORDINANCES ENTITLED "LAND DEVELOPMENT REGULATIONS", BY AMENDING ARTICLE 4, UNDER DIVISION 3 ENTITLED "NON-RESIDENTIAL DISTRICTS," SPECIFICALLY AT SECTION 4-302 ENTITLED "USES PERMITTED", TO ESTABLISH "RETAIL SHOWROOM, AUTOMOBILE" AS A SPECIAL EXCEPTION USE IN THE C-2BW DISTRICT, TO FOSTER ECONOMIC GROWTH IN THE CITY, AND AMENDING ARTICLE 7, AT SECTION 7-101 ENTITLED "DEFINITIONS", TO PROVIDE FOR A DEFINITION OF "RETAIL SHOWROOM, AUTOMOBILE," AS WELL AS ESTABLISHING CLEAR REGULATIONS FOR SAID USE, CONSISTENT WITH THE INTENT OF THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND FOR AN EFFECTIVE DATE

A Public Hearing on this Ordinances will be held by the Planning Commission on **Tuesday, May 5th, 2015 at 7:00 p.m.**, and the City Council on **May 19th, 2015 at 7:00pm (First Reading)** and **May 26th, 2015 (Second Reading and Adoption Hearing)** in the Council Chambers of North Miami City Hall, Second Floor, 776 NE 125 Street, North Miami, Florida 33161.

Members of the public are invited to attend the Public Hearings and provide oral or written comments on the matter. A copy of the application and report containing the Community Planning and Development Department's recommendation will be available for public review from Monday to Friday between the hours of 8:15 a.m. and 5:00 p.m. in the City Clerk's Office, City Hall. Written comments may be submitted to: City of North Miami, 776 N.E. 125th Street, North Miami, Florida 33161, Attn: Community Planning and Development Department. For questions, please call (305) 893-6511, Ext. 12182.

ANY PERSON WISHING TO APPEAL THE DECISION OF THE CITY COUNCIL WILL NEED A VERBATIM RECORD OF THE MEETING'S PROCEEDINGS, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED (SECTION 286.0105, F.S.).

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE OFFICE OF THE CITY CLERK NO LATER THAN FOUR (4) DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 893-6511, EXT. 2147, FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE OUR TDD LINE AT (305) 893-7936 FOR ASSISTANCE.

DEVELOPMENT REVIEW APPLICATION

Application #: _____

Project Name: _____

RECEIVED

APR 16 2015

BY: _____

INSTRUCTIONS: Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable).

DEVELOPMENT REQUEST: Check one type ONLY (Use separate application if applicable)		
<input type="checkbox"/> Abandonment/Vacation of Right-of-Way or Easement <input type="checkbox"/> Annexation <input checked="" type="checkbox"/> Amendment to Text of LDR <input type="checkbox"/> Comprehensive Plan Determination Letter <input type="checkbox"/> Comprehensive Plan Text Amendment <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Conditional Use Permit Amendment <input type="checkbox"/> Conditional Use Permit Master Plan Development/ Non Residential	<input type="checkbox"/> Conditional Use Permit Master Plan Development / Residential <input type="checkbox"/> Development Agreement <input type="checkbox"/> Development of Regional Impact - Review <input type="checkbox"/> Development of Regional Impact - Notice of Proposed Change (NOPC) <input type="checkbox"/> Land Use Plan Amendment - Map <input type="checkbox"/> Land Use Plan Amendment - Comprehensive Plan Text Amendment <input type="checkbox"/> Rezoning/ Zoning Map Amendment	<input type="checkbox"/> Plat- Tentative Plat <input type="checkbox"/> Plat - Final Plat <input type="checkbox"/> Plat - Waiver of Plat <input type="checkbox"/> School Concurrency Review <input type="checkbox"/> Traffic Impact Analysis Review <input type="checkbox"/> Transfer of NRO Units <input type="checkbox"/> Finding of Consistency for Non-conformity Other _____
DEVELOPMENT/PROJECT NAME:		
DEVELOPMENT/PROJECT ADDRESS OR LOCATION: <u>NORTH MIAMI VOLVO 12550 BISCAYNE BLVD. N. M. FL.</u>		
Legal Description (attach separate sheet if necessary): 		
All Tax ID Folio Numbers: <u>06 2229-054-0010</u>		
Project Narrative (Brief description) (Please attach Letter of Intent as a separate sheet) 		
Residential Use(s)/Unit Type(s): <u>N/A</u>	Site Area (sq. ft. & acres): <u>81,700 sq. ft.</u>	
Number of Residential Units: <u>N/A</u>	Existing Zoning Designation(s): <u>C-2BW</u>	
Non-Residential Use(s) (Type & sq. ft.):	Proposed Zoning Designation(s): <u>C-2BW</u>	
Current Use(s) of Property: <u>OFFICE/RETAIL Building</u>	Existing Land Use Designation(s): <u>PROF SERVICE/OFFICE/CONDO/COMMERCIAL</u>	
Proposed Use(s) of Property: <u>OFFICE/RETAIL/SERVICE Building</u>	Proposed Land Use Designation(s): <u>PROF SERVICE/OFFICE/CONDO/COMMERCIAL</u>	
Is the property platted? <u>YES</u>	Will the plat be affected by this application? If yes, please explain. <u>NO</u>	
OR Book & Page: Plat Name: Is the property an existing legal lot of record? If No, please explain.	Is the property the subject of Code Enforcement Action? If yes, Code Enforcement Case No.: <u>NO</u>	

RECEIVED

APR 16 2015

PROPERTY OWNER / APPLICANT / AGENT INFORMATION

Property Owner (s) NRI INVESTMENTS LLC
 Address 1111 Park Centre Blvd. STE 450
 Phone 305-625-0949 Fax 305-625-0948 E-mail TERY@NRINVESTMENTS.COM

Applicant BRAC Holdings INC
 Address 815 NW 57th Ave Miami FL 33126
 Phone 305-786-2163 Fax 305-786-2163 E-mail _____

Agent Fernando Arellano Geddes
 Address 19275 NW 2nd Ave. Miami FL 33180
 Phone 786-216-3595 Fax _____ E-mail farellano@redstone-miami.net

CONTACT PERSON

Identify one person to serve as the contact for the City during the application process. This will be the person notified by the City regarding comments and meetings (if needed).

Name Fernando Arellano Geddes
 Address 19275 NW 2nd Ave. Miami FL 33169
 Phone 786-216-3595 Fax _____ E-mail farellano@redstone-miami.net

CERTIFICATION

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing the application I am acting with the knowledge and consent of those persons who are owners of the subject property or are parties to this application. I understand that all materials required by the City of North Miami must be submitted prior to having this application processed and that additional fee or materials may be required as a result of processing of this application.

Owners Signature _____

Date 4/16/15

OWNER'S SWORN-TO-CONSENT

PERMITTING AGENT TO FILE FOR A HEARING

I, N. SLOSHAN, being the first duly sworn, depose and say that I am the owner of the property describe herein and which is the subject matter of the proposed hearing, do hereby authorize BRAC Holdings INC to file this application for a public hearing.

Signature _____

Date 4/16/15

NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____

The foregoing instrument was acknowledged before me this 14 day of April, 2015, by N. SLOSHAN

(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)



NATALIE BAILEY
 MY COMMISSION # FF 079595
 EXPIRES: April 27, 2018
 Bonded Thru Notary Public Underwriters

Personally Known ☒OR Produced Identification ☐

Type of Identification Produced _____

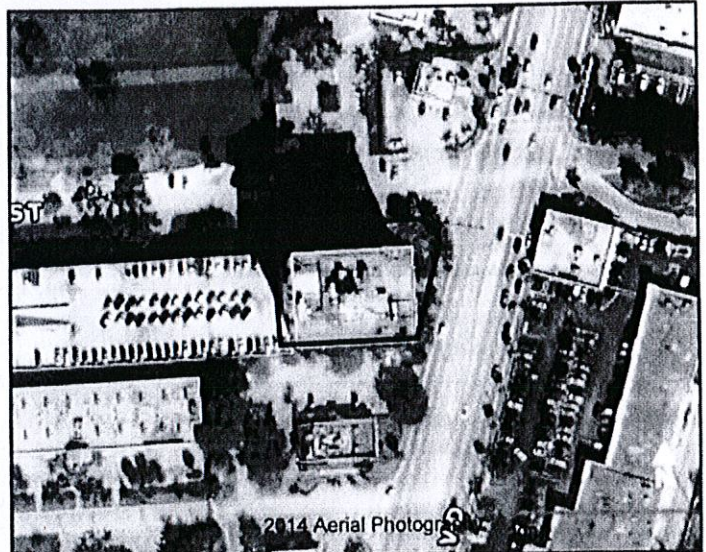


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/15/2015

Property Information	
Folio:	06-2229-112-0010
Property Address:	12550 BISCAYNE BLVD 100
Owner	NRD INVESTMENTS LLC
Mailing Address	1111 PARK CENTRE BLVD STE 450 MIAMI GARDENS , FL 33169
Primary Zone	6201 COMMERCIAL
Primary Land Use	1918 PROFESSIONAL SERVICE BLDG CONDOMINIUM - COMMERCIAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	Sq Ft
Living Area	2,306 Sq.Ft
Adjusted Area	2,306 Sq.Ft
Lot Size	0 Sq Ft
Year Built	1972



Assessment Information			
Year	2014	2013	2012
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$477,342	\$477,342	\$460,370
Assessed Value	\$477,342	\$477,342	\$460,370

Benefits Information				
Benefit	Type	2014	2013	2012
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

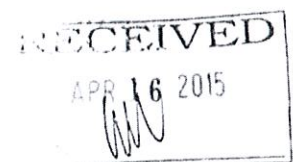
Short Legal Description
12550 BISCAYNE CONDO UNIT 100 UNDIV 2.9086% INT IN COMMON ELEMENTS OFF REC 25977-1190

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$477,342	\$477,342	\$460,370
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$477,342	\$477,342	\$460,370
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$477,342	\$477,342	\$460,370
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$477,342	\$477,342	\$460,370

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



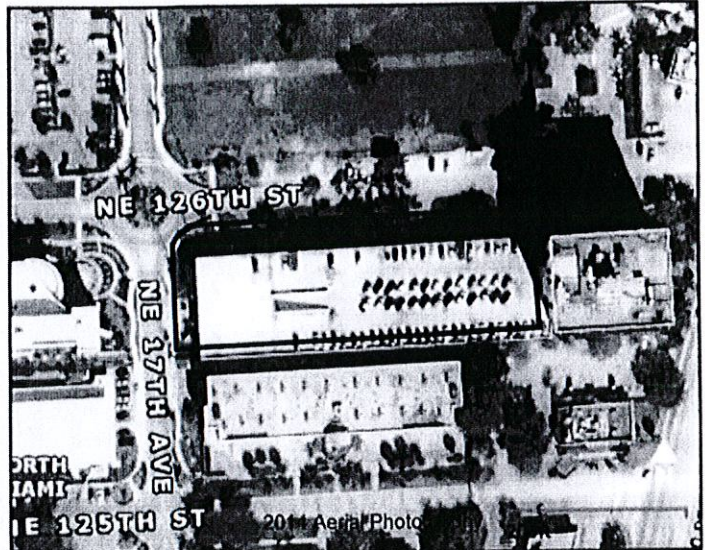


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/15/2015

Property Information	
Folio:	06-2229-054-0010
Property Address:	12550 BISCAYNE BLVD
Owner	NRD INVESTMENTS LLC
Mailing Address	1111 PARK CENTRE BLVD 450 MIAMI, FL 33169
Primary Zone	6201 COMMERCIAL
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	81,700 Sq Ft
Lot Size	51,556 Sq Ft
Year Built	1972



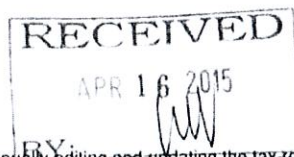
Assessment Information			
Year	2014	2013	2012
Land Value	\$134,046	\$103,112	\$103,112
Building Value	\$268,223	\$272,619	\$309,995
XF Value	\$0	\$0	\$0
Market Value	\$402,269	\$375,731	\$413,107
Assessed Value	\$402,269	\$375,731	\$413,107

Benefits Information				
Benefit	Type	2014	2013	2012
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
29 52 42 1.66 AC M/L	
HARRIETTE E SUB PB 56-6	
TR A & ALLEY ADJ ON E & TR B OF	
HARRIETTE E & MAC SMITH AMD PL	
PB 58-72 LESS PORT DESC IN CONDO	

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$402,269	\$375,731	\$413,107
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$402,269	\$375,731	\$413,107
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$402,269	\$375,731	\$413,107
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$402,269	\$375,731	\$413,107

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/01/2006	\$12,500,000	25113-4715	Qual by verifiable & documented evidence
09/01/2005	\$8,700,000	23895-1863	Qual on DOS, but significant phy change since time of transfer
05/01/1995	\$3,500,000	16783-3394	2008 and prior year sales, Qual by exam of deed
06/01/1992	\$1,600,000	15547-0266	2008 and prior year sales, Qual by exam of deed



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LETTER OF INTENT

To: City of North Miami Planning Department
Members of North Miami Planning Commission
Mayor and Council Members of North Miami

Appear and present at the May 5th Planning meeting
Request for a minor texts amendment to the LDR
Under the zoning of C-2BW

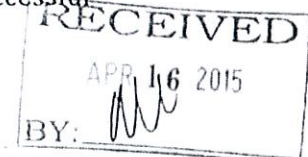
BRAC Holding LLC/ North Miami Volvo is requesting the removal of the restriction as written in the code for this zoning area of **no service permitted** to vehicles and to allow service to vehicles within an ***ENCLOSED BUILDING OR PARKING STRUCTURE WITH A DISTANCE SEPARATION OF NO LESS THAN 1500 FEET BETWEEN OTHER SUCH BUILDINGS OR PARKING STRUCTURES.***

It is the intent of North Miami Volvo, to **relocate** from Miami Gardens and open a state of the art, boutique retail showroom, with customer service needs within the existing ground floor and enclosed parking garage of the building formally known as the Wells Fargo Bank building, located at 12550 Biscayne Blvd.

This multi-million dollar project will enhance this corridor of Biscayne Blvd. and will not have any negative effect on the community. This exciting project will have hundreds of traffic trips **LESS** than the former Bank had daily, or if another bank was to go into this location.

There are other businesses in this area that have been and currently providing services to vehicles for decades with no adverse effect.

This concept of a retail showroom and service within a lobby and enclosed parking structure is new to **North Miami**, but has existed for many years in other states and South Florida cities. **Coral Gables** is home to a much larger and successful



showroom known as **The Collection**. The *City of Coral Gables* has recognizes and promoted how well this concept has worked in the most expense commercial corridor of their city. The *City of North Miami Beach* recently adopted new regulation requiring all future vehicle sales and service be done within a multi-use building.

This is the future of the urban sales of new vehicles, small boutiques within new or existing buildings. Land cost and how people purchase their vehicles, (internet, remotely) now dictate a much smaller footprint for a showroom. The days of a five-acre, large track sales centers are quickly becoming outdated.

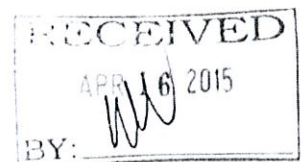
Volvo USA has approved this North Miami location to serve as a flagship concept of the re-launch of the **Volvo Brand** for Florida.

This amendment will not affect any city services, impact the roadways or traffic patterns, or disrupt the community in any way. The positive affect of allowing this amendment, is for the convenience of our residence to purchase a vehicle close to home and have minor schedule services done while they wait.

The surrounding businesses and residence will also benefit from the investment and impact of this multi-millions dollar project and jobs.

In closing the request is to change three simple words, from ***no service permitted*** to **Service permitted**

We look forward to making our presentation to your governing bodies.



TO: City of North Miami Planning Dept.
Members of North Miami Planning Commission
Mayor and Council Members of North Miami

Project Narrative:

BRAC Holdings/ North Miami Volvo, plan on opening a State of the Art, boutique showroom for Volvo Automobiles sales and customers service needs within the existing ground floor and enclosed parking garage of the former Wells Fargo Bank building, located at 12550 Biscayne Blvd.

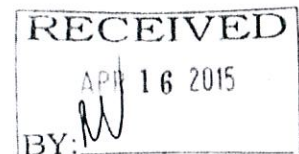
This North Miami location for Volvo (currently in Miami Gardens) was chosen to serve as a flagship concept showroom for the re launch of the Volvo brand automobiles in Florida. This showroom, after major renovations, to the ground floor and exterior façade of the building and parking garage will be a beautiful enhancement to this corridor of Biscayne Blvd.

All aspect of this retail showroom and the interior parking of the Volvo's is a **permitted use under the zoning codes of North Miami.**

The only current restriction in this zoning designation that will negatively affect this multi-million dollar project is that of schedule service of the customer's vehicles.

This will be addressed under the **Letter of Intent.**

We look forward to sharing with you, the exciting aspects of this modern concept and future approach of the automobile showrooms.



DAVID PLUMMER & ASSOCIATES

TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL

1750 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA 33134
305 447-0900 • FAX: 305 444-4986 • EMAIL: DPA@DPLUMMER.COM

April 21, 2015

Mr. Fernando Geddes
Volvo of North Miami
19275 NW 2nd Avenue
Miami, FL 33169

RE: Volvo of North Miami Traffic Engineering Services - #15150

Dear Mr. Geddes,

Volvo of North Miami is seeking to lease the ground floor (7,000 SF) of an existing office building located 12550 Biscayne Boulevard in North Miami, Florida. The site was previously occupied by a drive-in bank.

A trip generation analysis was conducted to determine the vehicle trips generated by the bank compared to the proposed automobile dealership. The trip generation analysis was based on rates and/or equations from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition, and obtained using the TripGen 2013 software. This manual provides trip generation data by specific land uses that have been collected throughout the United States and Canada. The trip generation calculations were performed for a typical weekday, as well as the AM and PM peak hours of the adjacent street. Exhibit 1 provides the trip generation summary. Trip generation worksheets are included in Attachment A.

Exhibit 1
Project Trip Generation Summary

ITE Land Use Designation ¹	Size/Units	Average Weekday Two-way Volume	Weekday AM Peak Hour Vehicle Trips			Weekday PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
Proposed Car Dealership Land Use 841	7,000 SF	226	10	3	13	7	11	18
Existing Drive-In Bank Land Use 912	7,000 SF	-1,037	-48	-37	-85	-85	-85	-170
Net New Trips		-811	-38	-34	-72	-78	-74	-152
Percent Decrease		78%	85%			89%		

¹ Based on ITE Trip Generation manual, Ninth Edition.

The results of the trip generation analysis show that the proposed automobile dealership will generate 811 less vehicle trips than the existing bank on a daily basis. The results also show that during the morning peak hour the automobile dealership will generate 72 less trips and during the afternoon peak hour 152 less trips than the bank.

Based on the trip generation analysis, it can be concluded that the proposed Volvo of North Miami dealership will have a significantly lower impact to the adjacent roadway network than a drive-in bank. We stand ready to provide any support needed for this project. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,

 Juan B. Espinosa, P.E.
 Vice President, A. Transportation
 Attachments

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Detailed Average Rate Trip Calculations
For 7 Th.Sq.Ft. GFA of Drive-in Bank(912) - [R]

Project: Volvo of North Miami
Phase:

Open Date:
Analysis Date:

Description: Existing Use

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
<hr/>				
Avg. Weekday 2-Way Volume	148.15	97.36	1.00	1037
7-9 AM Peak Hour Enter	6.89	0.00	1.00	48
7-9 AM Peak Hour Exit	5.19	0.00	1.00	37
7-9 AM Peak Hour Total	12.08	6.88	1.00	85
4-6 PM Peak Hour Enter	12.15	0.00	1.00	85
4-6 PM Peak Hour Exit	12.15	0.00	1.00	85
4-6 PM Peak Hour Total	24.30	16.24	1.00	170
AM Pk Hr, Generator, Enter	9.31	0.00	1.00	65
AM Pk Hr, Generator, Exit	8.26	0.00	1.00	58
AM Pk Hr, Generator, Total	17.57	10.68	1.00	123
PM Pk Hr, Generator, Enter	13.61	0.00	1.00	95
PM Pk Hr, Generator, Exit	13.08	0.00	1.00	92
PM Pk Hr, Generator, Total	26.69	14.58	1.00	187
Saturday 2-Way Volume	86.32	36.65	1.00	604
Saturday Peak Hour Enter	13.42	0.00	1.00	94
Saturday Peak Hour Exit	12.89	0.00	1.00	90
Saturday Peak Hour Total	26.31	15.79	1.00	184
Sunday 2-Way Volume	31.90	15.45	1.00	223
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	4.78	2.17	1.00	33

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation Manual, 9th Edition, 2012

TRIP GENERATION 2013, TRAFFICWARE, LLC

Trip Generation Data
For 7 Th.Sq.Ft. GFA of Automobile Sales(841) - [R]

Project: Volvo of North Miami
Phase:

Open Date:
Analysis Date:

Description: Proposed Use

	Avg. Rate	Min. Rate	Max. Rate	Std. Dev.	No. Stud.	% Enter	% Exit
Avg. Weekday 2-Way Trip	32.30	15.64	79.66	15.70	15	0.50	0.50
7-9 AM Pk. Hr. - Total	1.92	0.59	6.17	1.72	26	0.75	0.25
4-6 PM Pk. Hr. - Total	2.62	0.94	5.81	1.90	41	0.40	0.60
AM Pk. Hr. of Generator - Total	2.22	0.59	6.00	1.76	27	0.55	0.45
PM Pk. Hr. of Generator - Total	2.80	0.89	5.41	1.91	25	0.47	0.53
Saturday 2-Way Trips	29.74	15.47	52.24	16.58	4	0.50	0.50
Saturday Pk. Hr. - Total	4.02	1.41	5.64	2.58	4	0.50	0.50
Sunday 2-Way Trips	13.62	7.82	21.73	7.16	4	0.50	0.50
Sunday Pk. Hr. - Total	0.00	0.00	0.00	0.00	0	0.00	0.00

Note: A zero indicates no data available.

Source: Institute of Transportation Engineers
Trip Generation Manual, 9th Edition, 2012

TRIP GENERATION 2013, TRAFFICWARE, LLC

Detailed Average Rate Trip Calculations
For 7 Th.Sq.Ft. GFA of Automobile Sales(841) - [R]

Project: Volvo of North Miami
Phase:

Open Date:
Analysis Date:

Description: Proposed Use

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
<hr/>				
Avg. Weekday 2-Way Volume	32.30	15.70	1.00	226
7-9 AM Peak Hour Enter	1.44	0.00	1.00	10
7-9 AM Peak Hour Exit	0.48	0.00	1.00	3
7-9 AM Peak Hour Total	1.92	1.72	1.00	13
4-6 PM Peak Hour Enter	1.05	0.00	1.00	7
4-6 PM Peak Hour Exit	1.57	0.00	1.00	11
4-6 PM Peak Hour Total	2.62	1.90	1.00	18
AM Pk Hr, Generator, Enter	1.22	0.00	1.00	9
AM Pk Hr, Generator, Exit	1.00	0.00	1.00	7
AM Pk Hr, Generator, Total	2.22	1.76	1.00	16
PM Pk Hr, Generator, Enter	1.32	0.00	1.00	9
PM Pk Hr, Generator, Exit	1.48	0.00	1.00	11
PM Pk Hr, Generator, Total	2.80	1.91	1.00	20
Saturday 2-Way Volume	29.74	16.58	1.00	208
Saturday Peak Hour Enter	2.01	0.00	1.00	14
Saturday Peak Hour Exit	2.01	0.00	1.00	14
Saturday Peak Hour Total	4.02	2.58	1.00	28
Sunday 2-Way Volume	13.62	7.16	1.00	95
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.

Source: Institute of Transportation Engineers
Trip Generation Manual, 9th Edition, 2012

TRIP GENERATION 2013, TRAFFICWARE, LLC

ATTACHMENT A

Trip Generation Worksheets

Trip Generation Data
For 7 Th.Sq.Ft. GFA of Drive-in Bank(912) - [R]

Project: Volvo of North Miami
Phase:

Open Date:
Analysis Date:

Description: Existing Use

	Avg. Rate	Min. Rate	Max. Rate	Std. Dev.	No. Stud.	% Enter	% Exit
Avg. Weekday 2-Way Trip	148.15	68.23	407.21	97.36	7	0.50	0.50
7-9 AM Pk. Hr. - Total	12.08	3.71	29.40	6.88	31	0.57	0.43
4-6 PM Pk. Hr. - Total	24.30	3.09	109.68	16.24	102	0.50	0.50
AM Pk. Hr. of Generator - Total	17.57	4.33	46.89	10.68	39	0.53	0.47
PM Pk. Hr. of Generator - Total	26.69	7.14	68.50	14.58	47	0.51	0.49
Saturday 2-Way Trips	86.32	42.44	171.27	36.65	5	0.50	0.50
Saturday Pk. Hr. - Total	26.31	7.17	107.00	15.79	41	0.51	0.49
Sunday 2-Way Trips	31.90	23.40	69.10	15.45	5	0.50	0.50
Sunday Pk. Hr. - Total	4.78	3.68	7.40	2.17	5	0.00	0.00

Note: A zero indicates no data available.

Source: Institute of Transportation Engineers
Trip Generation Manual, 9th Edition, 2012

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